

**Village of Brewster
Planning Board Meeting Minutes
October 19, 2021**

BOARD MEMBERS:

Chairman: Rick Lowell
Vice Chairperson: Janet Ward
Boardmember: David Kulo
Boardmember:
Boardmember:
Village Counsel
Village Engineer:
Liaison: George Gaspar

ABSENT:

Marti Foster
Katy New
Greg Folchetti
Todd Atkinson

Chairman Lowell led the Board in the Pledge of Allegiance, whereupon the proceedings were called to order at 7:30pm. Chairman Lowell requested a moment of silence in honor of General Powell's passing.

REGULAR MEETING:

Boardmember Ward made a motion to open the regular meeting, seconded by Boardmember Kulo, and passed all in favor.

IPARK – URBAN RENEWAL PLAN:

Chairman Lowell said the only item that we have on the agenda tonight is to set the date for the public hearing on the Urban Renewal Project Brewster Crossing. It is proposed that we open the public hearing on November 16, 2021; our next meeting, he said.

Boardmember Ward made a motion hold a public hearing regarding site plan application for iPark Brewster LLC, The Lofts on Main Project on November 16, 2021, seconded by Boardmember Kulo. Any discussion, said Chairman Lowell.

Boardmember Ward said yes, we haven't received a full application and we've received some of the comments and still have some outstanding comments. It is after the 30 days, she said, but we also haven't received a letter from the attorney or from our engineer. She said wouldn't we have Planning Board meetings to deem an application complete before we hold a public hearing. Chairman Lowell said we're assured that we're going to be receiving a lot more of those materials in time; however if we don't, there is still a lot of inquisitiveness about this project. He said if we don't have what we need prior to the meeting it will be continued and can be continued as long as it need be. I've had a lengthy discussion with Mr. Atkinson and Mr. Folchetti, he said, and while it is perhaps unusual to have a public hearing at this point in the process, it is something that is not going to pose any issues as long as we dot the I's. Boardmember Ward said but we're not dotting the I's by taking it out of sequence. Chairman Lowell said we're not taking anything out of sequence because we're not making any decisions until the whole process is complete. He said the applicant is assuring us that they are going to be working on the design drawings and on the responses to the letters we received back from the interested parties. Boardmember Ward said right, but the function of the

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public hearing is to receive public comment and we are going to receive public comment on information that we're saying we're ready to receive public comment when we don't have the information and wouldn't we want to have the project well presented.

Boardmember Kulo said we usually don't have all the information; we're still gathering some of the information from the public. Boardmember Ward said but once we open the public hearing, we have to leave it open and so we won't have the opportunity to have the Planning Board meetings and have this all buttoned up nicely before we receive the public comment. Chairman Lowell said if the public hearing is continued from one meeting to another, it does not have to be the first order of business in the following meeting. We can do the discussion with the information that comes in and then re-open the public hearing and if necessary, continue it from then, he said. Plus, he said, it's anticipated that there are going to be a number of different public hearing as we go through SEQRA and design etc. Boardmember Kulo said the public hearing can also address, people can address and make questions to help us through the process. Boardmember Ward said I just don't feel confident that we have clear, strong guidance from our attorney. She said we declared SEQRA without a full application, we're opening a public hearing without a full application so I want to understand what is the benefit of not having it more put together. Boardmember Kulo said but we do have an application. Boardmember Ward said we have an application; we have no site plan. We don't have anything with any setback noted, she said, no bulk tables noted. Chairman Lowell said no we don't and Mr. Atkinson knows that and Mr. Folchetti knows that and the applicant knows that and the applicant is working on those things, but the point is that it is not contraindicated to open the public hearing at this point as it can be continued until those items are in. He said we're not jumping ahead of the program. When you have a public hearing, he said, those things can be altered because of it so it is not final anyway.

Boardmember Ward said so when does the timeclock start for us to have to make a decision. Mayor Schoenig said after you close the public hearing, I believe you have 60 days to act on it. By opening the public hearing, he said, you're not forcing yourself into a decision 60 days later; it's when you close the public hearing that you have to make a decision. Boardmember Kulo said this is a substantial project. Boardmember Ward said this is a project that's changing the Village of Brewster. Chairman Lowell said yes, but we're not approving the project by opening the public hearing. We're not approving any aspect of it, he said. Boardmember Ward said so I guess maybe what I am asking for is for our engineer or attorney to provide us a gameplan of this is what we see happening and this is the timeframe and this is how you are staying within the right timeframes. Chairman Lowell said as it was just stated by the Mayor, the timeframe doesn't start until we complete the public hearing, which can remain open as long as it needs to remain open. Boardmember Ward said then every meeting has to be a public hearing. Chairman Lowell said no, the public hearing is a separate event from the regular Planning Board meeting. Deputy Mayor Piccini said it doesn't have to be on the agenda of every meeting. She said if it is not something that you're addressing for some reason, it doesn't have to be on the agenda. Nor are you bound by when the

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Planning Board meetings, she said, you can schedule a public hearing outside of your regular meeting time.

Boardmember Kulo said I think we discussed this the last time: if the public response to attend exceeds the capacity, do we have a separate location. Mayor Schoenig said do you want me to reach out to St. Lawrence to see if we can do it there. Chairman Lowell said how are we going to gauge how strong the response is. Mayor Schoenig said my suggestion to you would be set it for here with a tentative for St. Lawrence for 7:30 on whatever date and then when it is published the Village Clerk can notify within the publication whether it's going to be St. Lawrence or it will be here. Mayor Schoenig said I would amend your motion to do St. Lawrence and I will work with Father Gill. Boardmember Kulo said the meeting has to be within the Village. Mayor Schoenig said yes.

Chairman Lowell said let's amend the motion to say that the public hearing on the Urban Renewal Project of Brewster Crossing Lofts on Main will be held on November 16, 2021 at the auditorium at St. Lawrence Church in the Village of Brewster at 7:30pm, seconded by Boardmember Ward and passed all in favor.

Boardmember Ward said I make a motion to approve the amended motion for a public hearing on iPark Brewster LLC, Lofts on Main Project to be held on November 16, 2021 at 7:30pm at the auditorium at St. Lawrence O'Toole Church in the Village of Brewster, seconded by Boardmember Kulo, and passed all in favor.

The Board discussed that the agenda stated there may be a special meeting that would need to be scheduled. Chairman Lowell said in speaking with Mr. Folchetti I do not believe that this is necessary and we will start the process on November 16, 2021 with the public hearing.

Boardmember Kulo made a Motion to adjourn the meeting, seconded by Boardmember Ward, and passed all in favor.